

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20050904

1. ACTION REQUESTED/PURPOSE: Approve Addendum to the Construction Manager Agreement, for RFQ-02-04 Justice Center Expansion Phase VI (Foundation & Utility Package 1), with Centex Construction (Contract #3083) to include the Guaranteed Maximum Price (GMP) for Phase VI in the amount of \$3,167,468.00 (which includes the CM Fee of 4% or \$121,826.00). Also request Board approve waiving of any formal process (if needed) and authorize the use of the Direct Material Purchase Orders based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure.

2. WHAT ACTION ACCOMPLISHES: For work to be performed for Pod E tower foundation and utilities work consisting of auger piles, pile caps and cast in place concrete foundations. Includes all structural work below the first floor slab, and no construction above this level.

3. MANAGEMENT RECOMMENDATION: Staff recommends approval

4. Departmental Category: 2.

CAF

5. Meeting Date: *06-28-2005*

- 6. Agenda:**
- Consent
 - Administrative
 - Appeals
 - Public
 - Walk-On

- 7. Requirement/Purpose: (specify)**
- Statute
 - Ordinance
 - Admin. Code *AC-4-4*
 - Other

8. Request Initiated:
 Commissioner _____
 Department Construction & Design
 Division _____
 By: Jim Lavender, Director

9. Background:

On July 9, 2002, the Board approved award to Centex Rooney Construction Company for RFQ-02-04, Construction Management for Justice Center Expansion in the amount of five percent (5%) of the total construction project and also authorized staff to enter into a Construction Manager Agreement.

At this time the Department of Construction & Design is requesting Board approve Phase VI (Foundation & Utility Package 1), with Centex Construction (Contract #3083) to include the Guaranteed Maximum Price (GMP) for Phase VI in the amount of \$3,167,468.00 (which includes the CM Fee of 4% or \$121,826.00). Also request Board approve waiving of any formal process (if needed) and authorize the use of the Direct Material Purchase Orders based on CM's competitive process, which allows the County to purchase directly from suppliers of equipment and/or materials as a cost/time saving measure.

Funds are available in account: 20864631407.506540.817

Attachments: (1) Letter from Centex Rooney dated June 6, 2005

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Moody</i> <i>6-15-05</i>	<i>[Signature]</i> <i>6/15/05</i>	<i>NIA</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i> <i>6-15-05</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN:
6-15-05
3:50
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
7:30 PM

Rec. by CoAtty
 Date: *6/15/05*
 Time: *2:35*
 Forwarded to:

#20050904



t 239.226.9073
f 239.226.9074
Lee County Justice Center
2012 Main Street
Fort Myers, FL 33901
QB 36475
CGC 005623

June 6, 2005

Lee County
Mr. Rick Dalziel, Project Manager Construction & Design
PO Box 398
Fort Myers, Florida 33902-0398

Subject: RFQ-02-04 Construction Management For Justice Center Expansion **Proposed Courts Addition Foundation and Utility Bid Package (Bid Package No. 1)** Contract Number 3083.

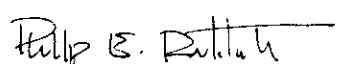
Dear Rick:

The Guaranteed Maximum Price for this work is **\$ 3,167,468.00**.

The Guaranteed Maximum Price is based on construction documents **100% Construction Drawings Lee County Justice Center Proposed Courts Addition Foundation and Utility Bid Package (Bid Package No. 1) dated March 18, 2005** as prepared by Barany Schmitt Summers Weaver and Partners Inc. listed in Section 4 of the proposal.

The project will take **4** months to construct after all required permits and notice to proceed are in place.

Sincerely,
Centex Construction, LLC.


Phillip E. Reutebuch
Project Manager

CC: File, Philip Loiacono, Doug Wells, Al Petrangelli

GMP Report Table of Contents

***Lee County Justice Center
Proposed Courts Addition***

***Phase VI- Foundation & Utility Bid Package
(Bid Package No. 1)***

June 6, 2005

Section 1:	Executive Summary
Section 2:	Schedule
Section 3:	Exclusions and Qualifications
Section 4:	Document Lists
Section 5:	Guaranteed Maximum Price Spreadsheet

Section 1- Executive Summary

The Lee County Justice Center Expansion “Proposed Courts Addition” is anticipated to be a ten story tower adjacent and connected to the existing Lee County Justice Center, and also includes three level judges parking garage and new sally port for use by the Lee County Sheriff’s Office.

Due to need in getting work expedited (contracting subcontractors and establishing schedule start dates) that would have adverse financial implications to Lee County if delayed, the Phase VI “Proposed Courts Addition” has been divided into two packages as follows:

Phase VI Bid Package # 1

Pod E Tower Foundation and Utilities work (included in this GMP) consists of auger piles, pile caps and cast in place concrete foundations. In addition all site utility work incorporating new water, storm and sewer piping and their connection to existing street mains is also included, and this utility piping will service both the new Tower and Judges parking facility.

This package in essence includes all structural work below the first floor slab, and no construction above this level is included or implied. Below slab mechanical and electrical piping within the building footprint is also excluded, as well as any “Streetscape” (street sidewalks, lighting, pavers, landscaping and irrigation) activity.

Approximately 400 auger piles in conjunction with other foundation cast in place concrete will support these structures, and reinforcing has been included for stub up to the first lift of columns

Phase VI Bid Package # 2

Pod E Tower and Judges Parking Garage (not included in this GMP) will include the 10 and 3 story vertical structures and interior finishes respectively for each facility. This future work will also incorporate all below slab mechanical and electrical piping within the building footprint, as well as the first floor slab.

The Tower will include completely finished courtrooms on the 1st, 2nd, 3rd, and 5th floors, with fully finished Judges Chambers and conference rooms on the 10th level. The 4th, 7th & 8th floors will not have the level of finish described for courtrooms, but will contain core building features including bathrooms, and all other mechanical, electrical and other life safety components. These provisions will minimize finish build out at some future date depending upon Lee County needs.

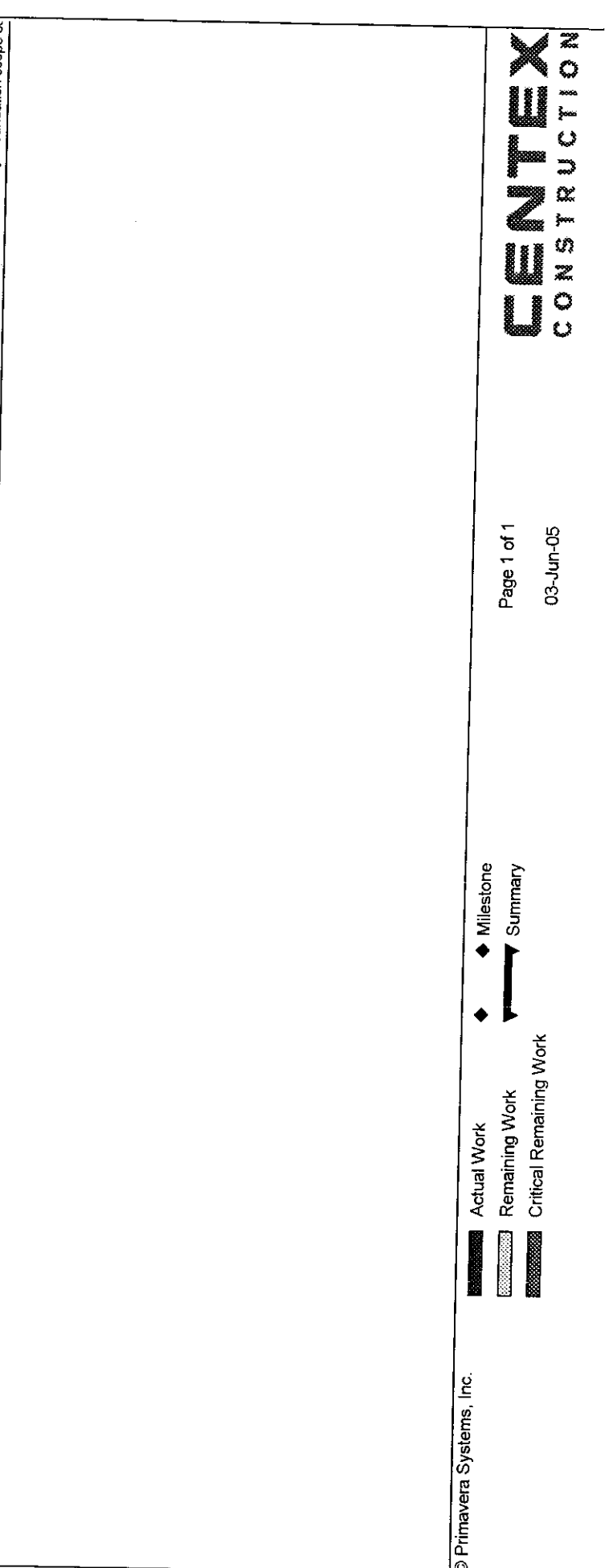
The first floor will house an extensive security area, and escalator that will facilitate movement to the second floor where a bridge will be constructed to provide a covered walk to the Annex. A quad bank of elevators is included for pedestrian movement, while 2 separate pairs of elevators will transport judges and prisoners. The 9th floor will not include any finish treatments or core bathrooms but will contain life safety and other mechanical/electrical installs to meet existing codes and facilitate future build out.

Section 2- Schedule

A schedule has been developed for foundation and utility construction. The Phase VI schedule reflects a four month duration starting July 5, 2005 and finishing November 1, 2005. The attached schedule specifies a July 1 notice to proceed, that will align critical path subcontractors entailing demolition, underground utility relocates, auger piles, pile caps and other cast in place concrete foundations.

GMP Schedule

Activity ID	Activity Name	QTY	RO	Start	Finish	CR 3, 2005	CR 4, 2005
Lee County Justice Center							
Pod E Tower							
Bidding/GMP							
Foundation Package							
fdr-1770	Establish/Submit GMP	1	1	06-Jun-05	06-Jun-05	01-Jul-05	01-Nov-05, Lee Cou
fdr-1800	Owner GMP Review	1	1	07-Jun-05	07-Jun-05	01-Jul-05	01-Nov-05, Pod E T
fdr-1810	GMP Approval/ Owner Blue Sheet	10	10	09-Jun-05	22-Jun-05		
fdr-1820	GMP Revision	1	1	08-Jun-05	08-Jun-05		
fdr-1830	County Commission Meeting	1	1	23-Jun-05	23-Jun-05		
fdr-1840	Owner Prepare Addendum Letter	5	5	24-Jun-05	30-Jun-05		
fdr-1850	CRCC Review Executive Addendum Letter	1	1	01-Jul-05	01-Jul-05		
fdr-1860	Owner Execution of Addendum/NTP	0	0				
Permitting							
Foundation Package							
fdr-2020	Apply Comments II	23	23	01-Jun-05 A	30-Jun-05		
fdr-2030	Resubmit permit to county II	10	9	01-Jun-05 A	15-Jun-05		
fdr-2040	Receive permit- Foundation Package	1	1	16-Jun-05	29-Jun-05		
Construction							
Foundation Package							
fdr-3000	Demolition	85	85	05-Jul-05	04-Nov-05		
fdr-3010	Site Utilities	15	15	05-Jul-05	25-Jul-05		
fdr-3020	Auger Cast Piles	20	20	19-Jul-05	15-Aug-05		
fdr-3030	FRP Pilecaps and foundations	40	40	09-Aug-05	04-Oct-05		
fdr-3050	Foundation scope complete	35	35	14-Sep-05	01-Nov-05		
		0	0				



Section 3- Qualifications, Exclusions & Allowances

A. Qualifications

DIVISION 1 – GENERAL REQUIREMENTS

General

1. The Guaranteed Maximum Price guarantees the total cost of the scope of this work. Costs of individual line items are not guaranteed.
2. This proposal includes costs for a Builder's Risk Policy for the cost of the construction contract. The premiums for Builder's Risk coverage contained in this budget represent an indication from our underwriters. The actual cost of the program will be determined by our underwriter at the time coverage is bound.
3. The cost for a Performance and Payment Bond for Centex Construction, LLC. is included.
4. The Guaranteed Maximum Price is based on 100% Construction Drawings for the Lee County Justice Center Proposed Courts Addition, Foundation and Utility Bid Package (Bid Package No. 1) issued by BSSW Architects on 3/18/05. Section 4 lists the dated documents in detail.

DIVISION 2 – SITEWORK

Utilities

1. Centex has included patching of asphalt where utilities are in the street, but has not included any additional overlay of asphalt surfaces.

Paving

1. Centex has included asphalt paving at the garage entrances and the handicap parking lot, and also included a curb around the parking lot.

Section 3- Qualifications, Exclusions & Allowances

DIVISION 3 – CONCRETE

Auger Piles

1. Included are 409ea: 100 ton -14” dia reinforced concrete augered piles drilled 75 feet below working grade with an aggregate total of 30, 675 linear feet.
2. Included is one (1) 120 ton static compression load test
3. Dynamic pile integrity testing is excluded.
5. All piles will be cut-off to established elevations and removed.
5. Unit Prices:
 - a. Add per pile: \$ 1,870.00
 - b. Deduct per pile: \$ 850.00
 - c. Add per lineal foot above 75’: \$ 20.20
 - d. Deduct per LF below 75’: \$ 3.00
 - e. Add for additional load test: \$ 12,600.00
 - f. Remobilize: \$ 25,600.00
6. Centex has assumed all on-site soils are suitable and adequate to withstand required building loads.

Cast-in-Place Concrete Foundations – Tower/Parking/Bridge

1. Foundations include spread footings, pile caps and grade beams with required reinforcing dowels for the vertical phase of concrete operations. Top of foundations are 24” below finish floor (EL 11.00) unless noted otherwise.
2. Dewatering is limited to the use of mobile surface mud pumps to control water intrusion into the foundations. Discharge water will be filtered to the nearest storm water system. A well point system is excluded.
3. The installations of the elevator and escalator pits are included with the foundations.

Section 3 – Qualifications, Exclusions & Allowances

Exclusions

DIVISION 1 – GENERAL REQUIREMENTS

General

1. Permit Costs (Provided by Owner)
2. Testing Costs (Provided by Owner)
3. Utilities Costs (Provided by Owner)
4. Water meters for construction operations are excluded.

DIVISION 2 – SITEWORK

Earthwork

1. Rock excavation.
2. Concrete side walks and curbs.
3. Nutrient management is excluded.
4. Pest management is excluded.
5. Concrete Walks and brick pavers are excluded.
6. Construction of building pad for new tower and judges parking is excluded.

Signage and Pavement Marking

1. Signage, pavement markings and striping are excluded.

Fencing

1. Fencing is excluded.

Landscape & Irrigation

1. Landscaping & Irrigation is excluded.

Section 3 – Qualifications, Exclusions & Allowances

DIVISION 3 – Concrete

Concrete

1. Slab on grade for the new tower and judges parking is excluded.
2. Vertical shear walls are excluded. Reinforcing will be stubbed up from grade beams and capped.
3. Concrete walks, sidewalks and brick pavers are excluded.

DIVISION 4 – Masonry

Concrete

1. CMU stem walls are excluded. Where required, reinforcing will be stubbed up from grade beams and capped.

Section 3 – Qualifications, Exclusions & Allowances

Allowances

1. An allowance of \$45,000 has been made for auger spoil management.
2. An allowance of \$300,000 has been made for miscellaneous site work and utility relocation.
3. An allowance of \$50,000 has been made for miscellaneous strap beams.
4. An allowance of \$20,000 has been made for underpinning of existing structures.

Section 4

GMP Document List for:

Lee County Justice Center

Proposed Courts Addition

Foundation & Utility Bid Package (Bid Package No.1)

Drawings:

Sheet No.	Sheet Name	Drawing Date
G000.	Project Information, Project Team, Sheet Index	18-Mar-05
C-1	Cover Sheet and Location Map	25-Mar-05
C-2	Aerial Photograph	25-Mar-05
C-3	Proposed Site Plan	25-Mar-05
C-4	Paving Grading and Drainage Plan	25-Mar-05
C-5	Drainage Details	25-Mar-05
C-6	Utility Plan	25-Mar-05
C-7	Utility Details Sanitary	25-Mar-05
C-8	Utility Details Water	25-Mar-05
C-9	SWP3	25-Mar-05
S100	General Notes	18-Mar-05
S101	First Floor/Foundation Plan	18-Mar-05
S201	Parking Garage Ground Floor/Foundation Plan	18-Mar-05
S300	Schedules, Section & Details	18-Mar-05
S301	Section & Details	18-Mar-05
S302	Section & Details	18-Mar-05

Specifications:

Spec No.	Description	Spec. Date
Division 1	General Requirements	
01010	Summary of Work	18-Mar-05
01090	Definitions of Standards	18-Mar-05
01340	Shop Drawings, Product Data and Samples	18-Mar-05
01400	Quality Control Services	18-Mar-05
01500	Temporary Facilities	18-Mar-05
01700	Project Closeout	18-Mar-05
Division 2	Site Work	
		18-Mar-05
02200	Site Earthwork	18-Mar-05
02210	Demolition	18-Mar-05
02222	Utility Systems Trenching	18-Mar-05
02240	Dewatering	18-Mar-05
02362	Augercast Piling	18-Mar-05
02505	Testing of Pressure Piping Systems	18-Mar-05
02507	Disinfection of Potable Water Piping	18-Mar-05
02513	Asphaltic Concrete Pavement	18-Mar-05
02528	Concrete Sidewalks	18-Mar-05
02591	Precast Concrete Structures for Utilities	18-Mar-05
02669	Installation of Buried Pressure Piping Systems	18-Mar-05
02720	Storm Drainage System	18-Mar-05
02731	Gravity Sanitary Sewerage Systems	18-Mar-05
02840	Pavement Markings	18-Mar-05
02901	Landscape Restoration	18-Mar-05

Spec No.	Description	Spec. Date
Division 1	General Requirements	
01010	Summary of Work	18-Mar-05
01090	Definitions of Standards	18-Mar-05
01340	Shop Drawings, Product Data and Samples	18-Mar-05
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01500	Temporary Facilities	18-Mar-05
01700	Project Closeout	18-Mar-05
Division 2	Site Work	
		18-Mar-05
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02210	Demolition	18-Mar-05
02222	Utility Systems Trenching	18-Mar-05
02240	Dewatering	18-Mar-05
02362	Augercast Piling	18-Mar-05
02505	Testing of Pressure Piping Systems	18-Mar-05
02507	Disinfection of Potable Water Piping	18-Mar-05
02513	Asphaltic Concrete Pavement	18-Mar-05
02528	Concrete Sidewalks	18-Mar-05
02591	Precast Concrete Structures for Utilities	18-Mar-05
02669	Installation of Buried Pressure Piping Systems	18-Mar-05
02720	Storm Drainage System	18-Mar-05
02731	Gravity Sanitary Sewerage Systems	18-Mar-05
02840	Pavement Markings	18-Mar-05
02901	Landscape Restoration	18-Mar-05

Spec No.	Description	Spec. Date
Division 3	N/A	
Division 4	N/A	
Division 5	N/A	
Division 6	N/A	
Division 7	N/A	
Division 8	N/A	
Division 9	N/A	
Division 10	N/A	
Division 11	N/A	
Division 12	N/A	
Division 13	N/A	
Division 14	N/A	
Division 15	N/A	
Division 16	N/A	

Section 5- Guaranteed Maximum Price (GMP)

Phase VI Lee County Justice Center Proposed Courts Addition Foundation and Utility Bid Package (Bid Package No. 1) is based on 100% Construction Drawings and Specifications issued by BSSW Architects on 3/18/05

As outlined in section 2, Schedule, the installation of the foundation and utility package is anticipated to carry a four month duration. Should construction proceed in July 2005, the general conditions for July 2005 will be covered by the existing addendum for the Shipping & Receiving phase of work.

Because the Shipping & Receiving phase of work was anticipated to coincide with the construction of the new tower, seven months of general conditions were not included in the Shipping and receiving GMP. This GMP proposal includes general conditions for a six month period beyond July 2005 which coincides with the anticipated completion of the Shipping & Receiving phase of work.

CENTEX CONSTRUCTION

PROJECT: Lee County Justice Center Foundation GMP

BID DATE: May 3, 2005

SECT.	ITEM	GMP	SUB NAME
6	DIV 1 Testing Laboratory	By Owner	
7	General Conditions	492,625	
8	Subguard	28,289	
9	Site Maintenance	16,225	
10	DIV 2 Earthwork	399,700	Bateman
11	Site Utilities	w/Earthwork	
12	Asphalt Paving	w/Earthwork	
13	Piling	769,500	Ebsary
	Soil Management	45,000	
14	DIV 3 Soil Treatment	126	
15	Concrete	655,489	SW Constr
16	DIV 7 Waterproofing	7,056	
17	Underpinning allowance	20,000	
18	Misc Sitework and utility relocation	300,000	
19	Misc Strap Beams	50,000	
20	Subtotals	2,784,010	
21	BUILDING PERMIT	By Owner	
22	OWNERS PROT LIAB INSURANCE	By Owner	
23	BUILDERS RISK INSURANCE	31,675	
24	PERFORMANCE BOND	24,390	
25	SAFETY AWARDS	3,167	
26	INFORMATION TECH SUPPORT	11,086	
27	CASUALTY INSURANCE	32,942	
28	CONTINGENCY	158,373	
29	Subtotal	3,045,643	
30	FEE	121,826	
31	FINAL BID AMOUNT-->	\$ 3,167,468	

GENERAL CONDITIONS
 Personnel

CENTEX RODNEY
 CONSTRUCTION COMPANY

